

July 1, 2011

City of Seal Beach-Development Services
211 8th Street
Seal Beach, CA 90740
Attn; Mark Persico



DWP Specific Plan EIR

After attending the June 20, 2011 Public Scoping Meeting we would like to submit the following comments regarding the proposed Ocean Place development plan:

- The proposed project is an obvious **developer's dream** rather than a harmonious continuation of the character of Old Town. There's no mistaking that the design concentrates on maximizing use of the land and not on complementing the city's charm or blending in with the existing homes on 25' lots.
- Parking is already a premium in Old Town, yet the existing plan doesn't provide **any** off street guest parking for the proposed 48 households. What little street parking may be available appears to be woefully lacking to accommodate even those residents who own more than two vehicles or use their garages as storage.
- Gifting a portion of publicly owned 1st Street to the developers would undoubtedly increase congestion and hinder traffic safety. While the absurd Marina Park development proposal would make a miserable situation even more untenable!
- The location of the Marina Drive entrance into the proposed project is an example of poor traffic engineering. All 80 adjacent Riverbeach properties are accessed through the community's only public entrance/exit **located directly across Marina Drive**. Therefore, the distance between First Street and the Marina Bridge is inadequate to accommodate the volume of north and southbound traffic turning into Ocean Place and Riverbeach from the existing single turn lane. Traffic flow and public safety would be seriously impacted by this plan.

- In today's depressed real estate market it's realistic to expect sales of lots and construction of homes to take **YEARS**. Nearby residents would be subjected to the inconvenience and unpleasant effects of living in a perpetual construction zone. Due to the mature nature of the surrounding residents it's very conceivable that many of them would not live to see their quality of life restored.
- Riverbeach has experienced years of frequent power outages due to its location at the end of the Long Beach power grid. While only the portion of Old Town east of First Street has access to FIOS. Infrastructure needs to be seriously studied and steps should be taken to ensure dependable utility access to the new homes **as well as the surrounding neighborhood**.
- Although the developers are long time residents with extensive business connections their plan should be subjected to the same level of scrutiny and they should not be extended exemptions or waivers that would not ordinarily be granted to outside developers. Years ago Seal Beach shook off the perception of city corruption. Therefore, the decision makers should be careful to protect the city's good reputation!

Development of the DWP property will occur and the developers should unquestionably profit from their efforts, but it should not be to the detriment of those who already own property and/or reside in Seal Beach.

Sincerely,

Don and Becky Jenks
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